

023.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

912,100 /

912,100

USE VALUE:

912,100 /

912,100

ASSESSED:

912,100 /

912,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELIEVE PROPERTIES LLC
Owner 2:	
Owner 3:	

Street 1: 2 HICKORY RIDGE DRIVE

Street 2:

Twn/City: PLAISTOW

St/Prov: NH Cntry: Own Occ: N

Postal: 03865 Type:

PREVIOUS OWNER

Owner 1: SANTOSUOSSO BENNY J & RUTH -

Owner 2: -

Street 1: 2 HICKORY RIDGE DRIVE

Twn/City: PLAISTOW

St/Prov: NH Cntry:

Postal: 03865

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1880, having primarily Vinyl Exterior and 1812 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5375.000	447,100		465,000	912,100			15085
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/21/17		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	447,000	0	5,375.	465,000	912,000	912,000 Year End Roll
2019	104	FV	337,600	0	5,375.	494,100	831,700	831,700 Year End Roll
2018	104	FV	337,600	0	5,375.	360,400	698,000	698,000 Year End Roll
2017	104	FV	278,600	0	5,375.	313,900	592,500	592,500 Year End Roll
2016	104	FV	278,600	0	5,375.	267,400	546,000	546,000 Year End
2015	104	FV	248,200	0	5,375.	261,600	509,800	509,800 Year End Roll
2014	104	FV	248,200	0	5,375.	215,100	463,300	463,300 Year End Roll
2013	104	FV	258,300	0	5,375.	204,600	462,900	462,900

Parcel ID 023.0-0003-0008.0

!1894!

PRINT

Date 12/10/20 Time 17:26:31

LAST REV

Date 04/11/18 Time 13:37:27

ekelly

1894

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOSUOSSO BEN	70717-552		3/9/2018	Convenience	99	No	No		
	13578-465		11/1/1978		48,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2003	936	Siding	14,000				VINYL SIDING	
5/28/2003	393	Porch	2,500				REPL FRT PORCH	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
7/8/2005	Permit Visit	BR	B Rossignol
3/10/2004	External Ins	BR	B Rossignol
10/24/2000	Hearing N/C	201	PATRIOT
5/13/2000	Inspected	270	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH					
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average														
Sty Ht:	1 - 1 Story			A Bath:		Rating:															
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	2 - Slate			Kits:	2	Rating:	Average														
Color:	BROWN			A Kits:		Rating:															
View / Desir:				Fpl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1880	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18.	%	No Unit	RMS	BRS	FL									
Prim Int Wall:	2 - Plaster			Functional:				%	1	5	2										
Sec Int Wall:		%		Economic:				%	1	3	1										
Partition:	T - Typical			Special:				%													
Prim Floors:	3 - Hardwood			Override:				%													
Sec Floors:	4 - Carpet		25%	Total:	18.6	%															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES								SUB AREA					
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.:	1.29338229																
Electric:	3 - Typical			Const Adj.:	1.01707423																
Insulation:	2 - Typical			Adj \$ / SQ:	223.629																
Int vs Ext:	S			Other Features:	101500																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100			LUC Factor:	1.00																
Solar HW:	NO			Adj Total:	549240																
% Com Wall				Depreciation:	102159																
				Depreciated Total:	447082																
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val													
Make:																					
Model:																					
Serial #:																					
Year:																					
Color:																					
SPEC FEATURES/YARD ITEMS				PARCEL ID 023.0-0003-0008.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	18X8		A	PR	1970		0.00	T	62.7	104								
More: N	Total Yard Items:					Total Special Features:								Total:							